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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

7 Parklea

BT55 7HA

Offers Over £134,500

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A good opportunity to acquire a three bedroom mid-terrace house located in a well established residential area in need of modernisation. The property itself offers ample living accommodation and enjoys an enclosed back garden and is also located close to most local amenities including award winning beaches, local schools and the main Promenade with a selection of shops, restaurants and coffee houses. This property is sure to generate interest with a wide range of potential purchasers including first time buyers looking to get into Portstewart.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and then second left into Parklea. No.7 will be located on your left hand side.

#### ACCOMMODATION COMPRISES:

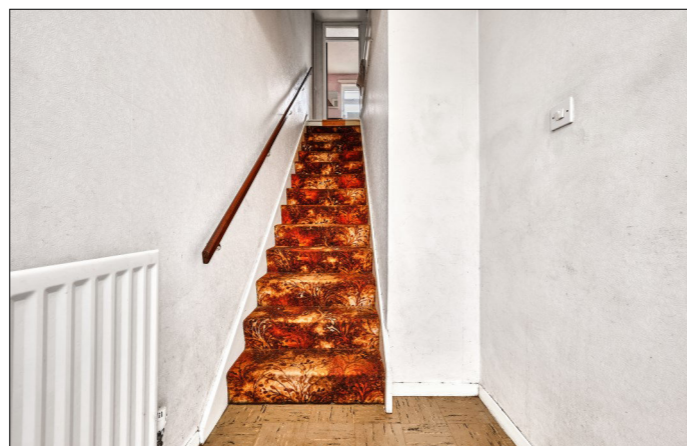
#### GROUND FLOOR:

##### Entrance Hall:

4'9 wide

##### Lounge:

14'10 x 11'5 average



##### Kitchen/Dining Area:

With single drainer steel sink unit, eye and low level built in units with tiling between, plumbed for automatic washing machine, hot press and built in storage cupboard in dining area. 15'10 x 8'4



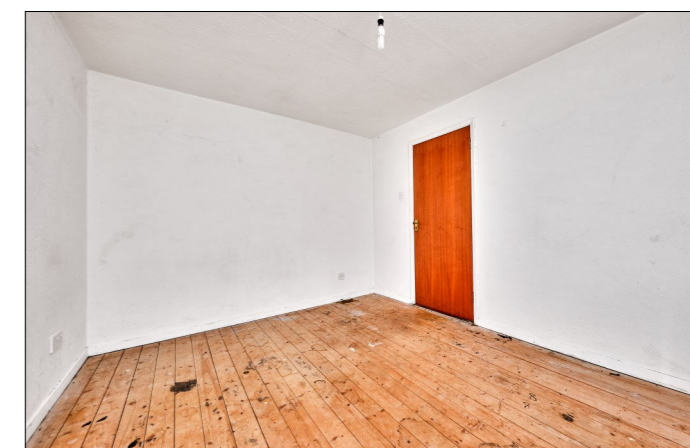
#### FIRST FLOOR:

##### Landing:



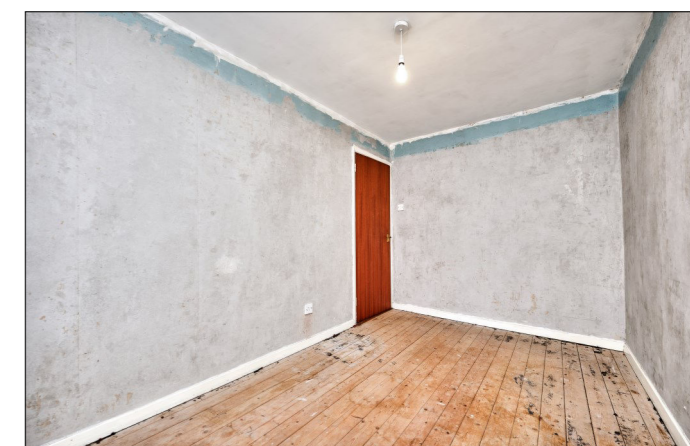
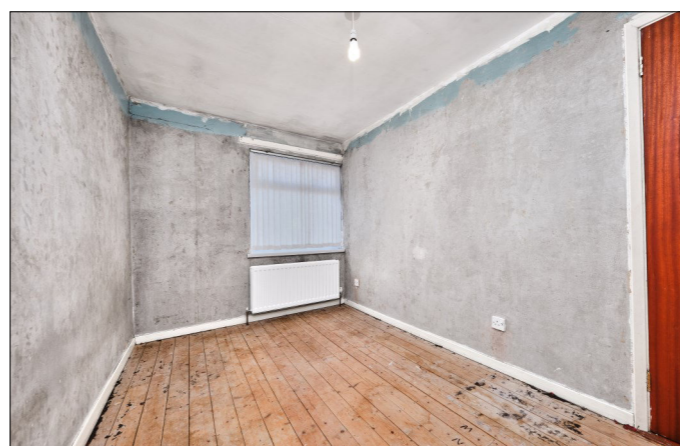
##### Bedroom 1:

11'6 x 9'8



##### Bedroom 2:

12'0 x 7'8



**Bedroom 3:**

With built in wardrobe. 7'10 x 7'10 average



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback and electric shower over bath with tiled surround.



**EXTERIOR FEATURES:**

Fully enclosed rear garden area with paved stones. Two storage houses. Light to rear. Garden area to front is laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* uPVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Ideal For First Time Buyer

**TENURE:**

TBC

**CAPITAL VALUE:**

£80,000 (Rates: £784.32 p/a approx.)

